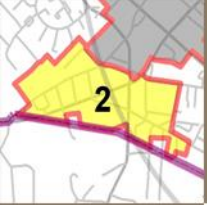


## **4. Existing Land Use**



## South Washington Street Corridor Planning Opportunity Area 2

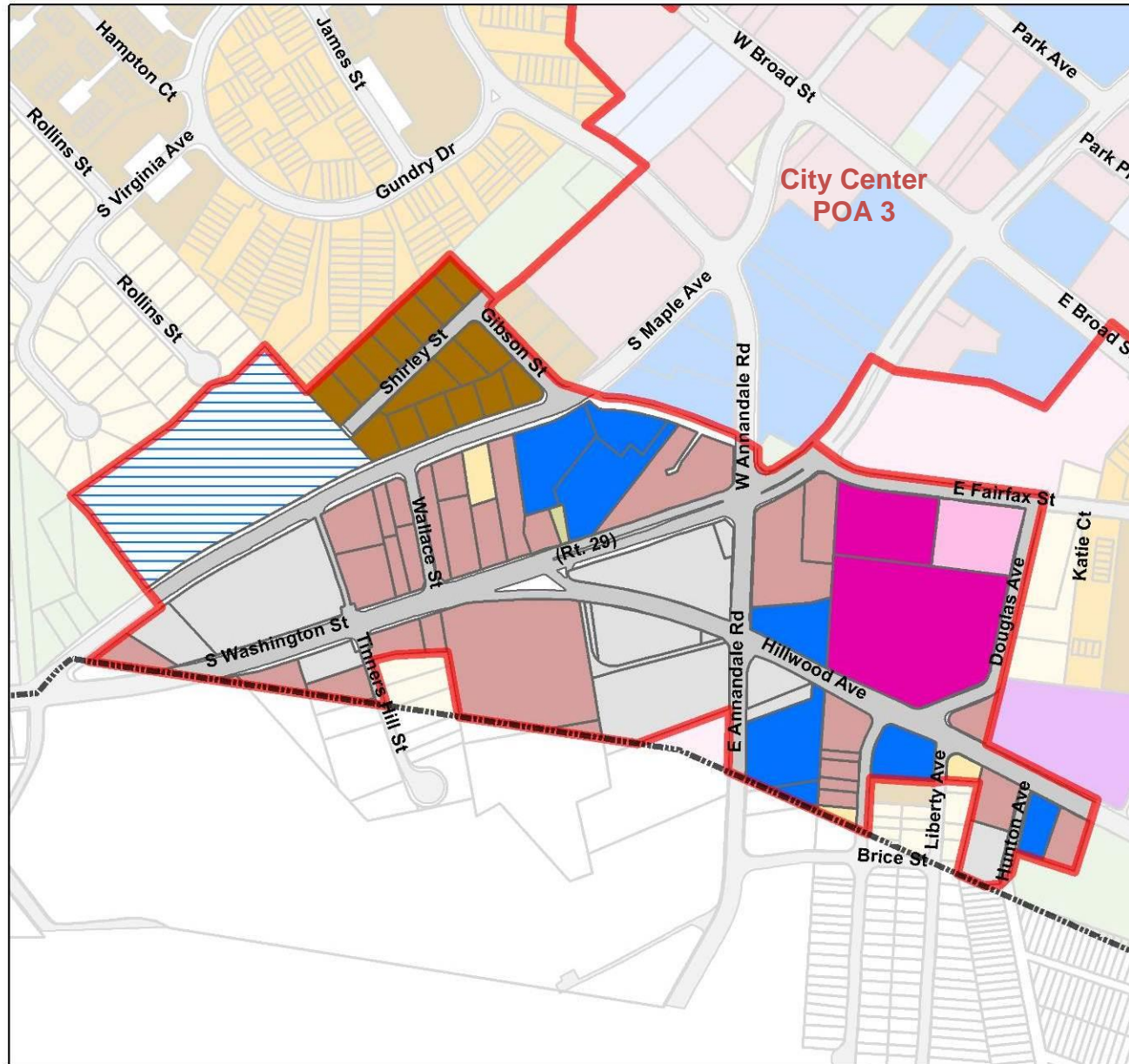
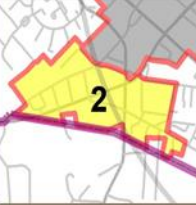
### Overview

As the southern gateway into the City, the South Washington Street Corridor Planning Opportunity Area (POA) is generally lacking in any type of coherent development structure. Yet, the area has a rich history and is the location of several unique businesses, many of which are listed in Chapter 3, Arts, Culture & Historic Preservation. The current land use patterns do not take advantage of these aspects and are not inviting to visitors.

The general existing land use pattern in the South Washington Street Corridor POA can be described as follows:

- Typical properties in the area consist of low-density development on paved lots, with the Pearson Square/Tax Analyst complex being the exception.
- The area predominantly contains commercial uses, but also includes some multi-family residential, mixed-use, and several single-family houses.
- Nearly all of the land in the area is developed, leaving little possibility for greenfield development.
- Over one-third of developable land is used for surface parking.
- Blocks are generally fractured into many smaller parcels. This can make large-scale redevelopment efforts more complex.
- Existing artistic, cultural, and historic elements of the area are hidden and isolated.

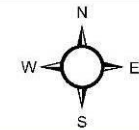
# South Washington Street Corridor Planning Opportunity Area 2



Existing Land Use

S Washington St  
Corridor

Planning  
Opportunity  
Area 2



City of  
Falls Church

Legend

- Planning Opportunity Area
- Parcel
- City Boundary

Existing Land Use

- Hotel/Motel
- Individual Retail/ Service
- Light Industry/ Auto
- Mixed-Use
- Multi-Family Apartment/ Condominium Residence
- Office
- Parks/Open Space
- Private Institution
- Public Facility/Institution
- Shopping Center
- Single Family Detached Residence
- Single Family TH Residential
- Vacant



0 100 200 300 400  
Feet

Existing Land Use

Existing Land Use

4-2

# South Washington Street Corridor Planning Opportunity Area 2

## Existing Density

The South Washington Street Corridor POA consists primarily of low-density uses, with the exception of the Pearson Square/Tax Analysts property. The current Floor Area Ratio (FAR) of the area is 0.56. However, the redeveloped Pearson Square property has considerable influence on this number. If the Pearson Square/Tax Analysts property is excluded, the FAR of the area is 0.33. This is indicative of the structure of the area as low-density with small buildings surrounded by large surface parking lots.

## Current Land Use

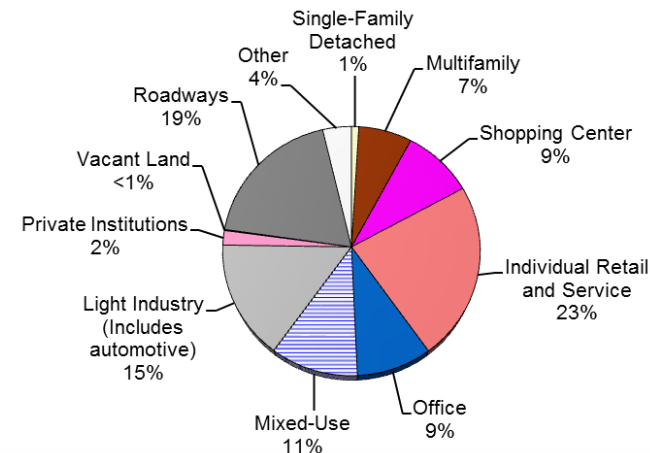
The South Washington Street Corridor POA contains a wide range of uses. Nearly every land-use category is present within the area, with commercial uses being the most prevalent. The most predominant official land use categories represented in the South Washington Street Corridor POA are "Individual Retail & Service" and "Light Industry (Including Automotive)."

### Commercial

Commercial land uses are located throughout the South Washington Street POA and typically contain low-density development. Car dealerships are located along Hillwood Avenue and along the

## Existing Land Use

Land Use Category	Total Acreage	% Total Area
<b>Residential</b>		
Single-Family Detached	0.41	1%
Multifamily	2.99	7%
<b>Commercial</b>		
Shopping Center	3.99	9%
Individual Retail and Service	9.96	23%
Office	3.97	9%
<b>Multi-Purpose/Mixed-Use</b>		
Mixed-Use	4.63	11%
<b>Industrial</b>		
Light Industry (Includes automotive)	6.60	15%
<b>Institutional</b>		
Private Institutions	0.81	2%
<b>Vacant Land</b>		
Vacant Land	0.06	<1%
<b>Right of Way</b>		
Roadways	8.23	19%
Other	1.61	4%
<b>Total</b>	<b>43.26</b>	<b>100%</b>







western stretch of South Washington Street. Several small office buildings are spread throughout the area. A moderately sized conventional retail shopping center with some office uses and large surface parking lots is located just east of Annandale Road. Much of the commercial development is designated as individual retail/service oriented, and takes place in small buildings or strip malls with parking space located in front, between the structure and the roadway.

### **Multi-purpose/Mixed-use**

The Pearson Square/Tax Analyst complex is the only mixed-use development in the South Washington Street Corridor POA, and is the largest redevelopment project in the City. It is located on the north side of South Maple Avenue at the intersection with Tinner Hill Street. The development consists of two buildings, Pearson Square, a residential building with ground floor retail west of the intersection of South Maple Avenue and Tinner Hill Street, and the Tax Analyst building, a commercial building with ground floor retail northeast of the intersection. Pearson Square has 230 luxury apartments, and the Tax Analyst building contains 80,000 sqft of Class A office space. The complex has 19,000 sqft of retail combined. The property has an FAR of about 2.1, compared to a total FAR of 0.56 for the entire South Washington Street Corridor POA.

The Pearson Square/Tax Analyst mixed-use complex is the product of a 2003 deal between the City of Falls Church and the initial developer of the project, Atlantic Realty. The site of the complex was a single large, commercially zoned parcel that contained a duckpin bowling alley and several warehouses. In the deal, the City agreed to a special exception allowing residential condominium development as long as the project included ground-floor retail, an office building, community arts space, and 15 subsidized affordable housing units.

Construction on the complex was completed in 2007. The residential units in Pearson Square were changed from condominiums to apartments due to the housing downturn that began that year. Also, Pearson Square was sold that same year to Transwestern Multifamily Partners for \$103 million.

### **Industrial**

Light industrial and automotive uses take place predominantly surrounding the intersection of Annandale Road and Hillwood Avenue and west of Tinner Hill Street between South Washington Street and South Maple Avenue. These properties include several large lots used for automobile storage, sales, and service.



## South Washington Street Corridor Planning Opportunity Area 2

### **Institutional**

A 38,280 sqft parking lot at the southwestern corner of Douglass Avenue and Fairfax Street is owned by The Falls Church. The parking lot is neatly landscaped and is surrounded on the two street-sides by sidewalks.

### **Parks and Open Space**

Currently, there are no designated public parks or open space in the South Washington Street POA. There is a quasi-public plaza located in front of the Tax Analyst building north of South Maple Avenue at the intersection with Tinner Hill Street.

Two parks are located just outside the borders of the South Washington Street Corridor POA, Cavalier Trail Park and Big Chimneys Park. Big Chimneys Park is located just outside the South Washington Street POA northeast of the intersection of Shirley Street and Gibson Street. The park also adjoins the City Center POA, and provides pedestrian linkage between the two areas. Cavalier Trail Park is a fairly linear park oriented along Tripp's Run west of the South Washington Street Corridor POA.

### **Residential**

Three single-family residential parcels and sixteen multi-family apartment buildings on individual parcels are located within the South Washington

Street Corridor POA. The single-family residential properties consist of the Henderson House on South Maple Avenue, a property at the corner of Liberty Avenue and Hillwood Avenue, and a partial property bisected by the City boundary along Douglass Avenue.

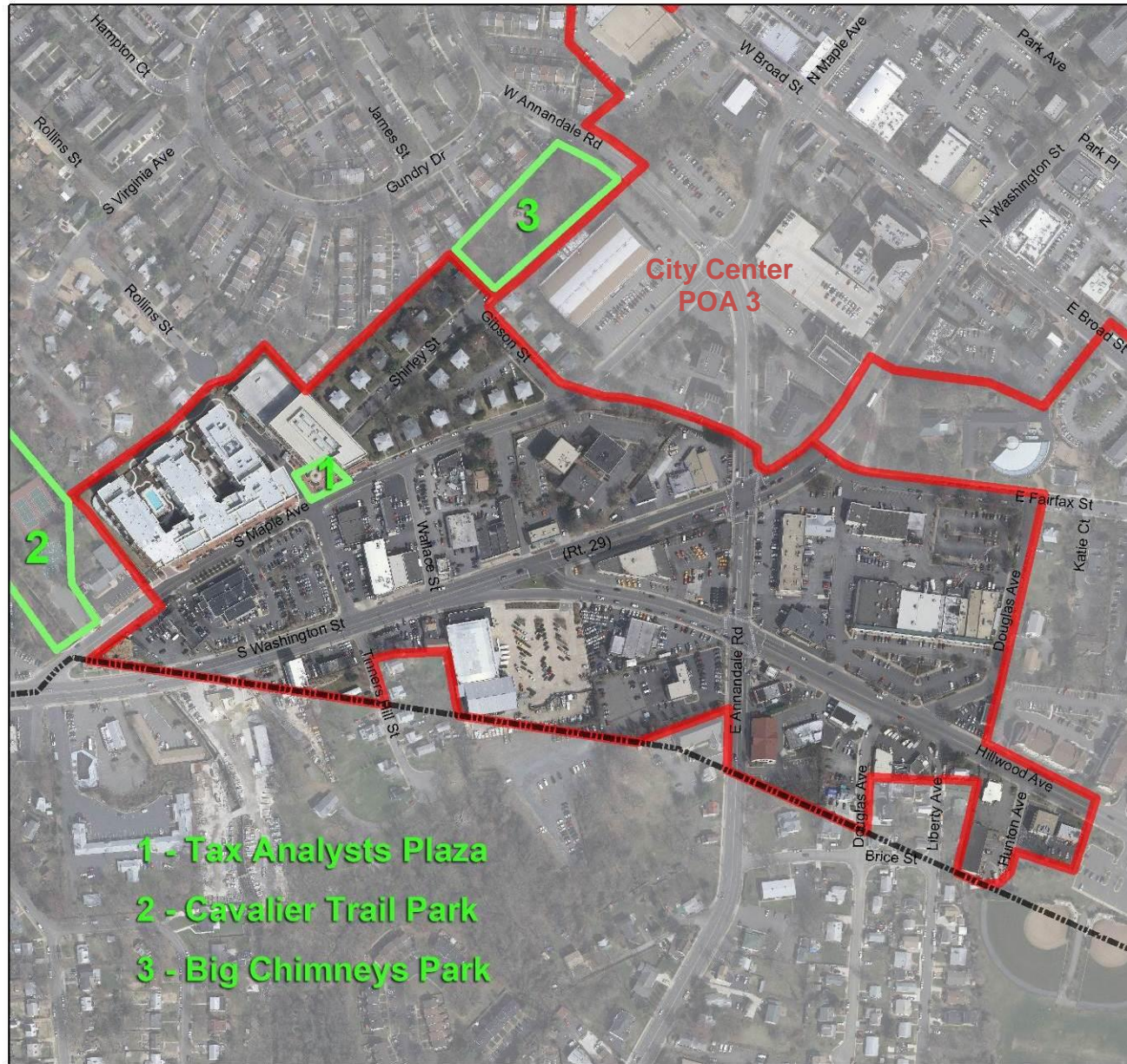
The 16 multifamily apartment buildings in the South Washington Street POA are part of the 20-building neighborhood that make up Virginia Village. The remaining four buildings are located in the City Center POA. Virginia Village is located immediately east of the Pearson Square/Tax Analyst complex along Shirley Street and Gibson Street, north of South Maple Avenue. The neighborhood is approximately 4.5 acres in total size, 3.4 acres (75%) of which is located in the South Washington Street POA. The structures are identical; each contains 2,560 sqft of finished space, a 320 sqft basement, and was originally built in 1941 according to City real estate records.

### **Historic Properties**

There is one historic property located within and three immediately adjacent to the South Washington Street POA. The Henderson House, located at 307 South Maple Avenue is the only property designated historic within the South Washington Street POA. Just outside the border of the area are 107 and 109 Tinner Hill Road in Fairfax County, and The Falls Church, located at 115 East Fairfax Street in the City. Historic



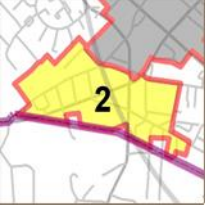
# South Washington Street Corridor Planning Opportunity Area 2



- 1 - Tax Analysts Plaza
- 2 - Cavalier Trail Park
- 3 - Big Chimneys Park

<b>Parks &amp; Open Space</b>
<b>S Washington St Corridor</b>
<b>Planning Opportunity Area 2</b>
<b>City of Falls Church</b>
<b>Legend</b>
City Boundary
Planning Opportunity Area
Map Based on 2009 Aerial Imagery for City of Falls Church

# Existing Land Use



## South Washington Street Corridor *Planning Opportunity Area 2*

markers are also located at several locations adjacent to the POA, at Tinner Hill Street, Big Chimneys Park, and Rolling Road. (For more information on historic properties and markers, see Chapter 3, Arts, Culture & Historic Preservation.)

### **Adjacent Areas**

The South Washington Street Corridor POA is bordered to the south and southwest by Fairfax County, to the west by the Greenway Downs neighborhood, to the northwest by the Lee Crest neighborhood, to the north by the City Center POA, and to the east by the Hillwood/Buffalo Park neighborhood. Fairfax County in the areas to the south of the South Washington Street POA has little development west of Annandale Road and low density residential east of Annandale Road. The Greenway Downs neighborhood consists of single-family residences and the Lee Crest neighborhood consists of single-family townhomes and multi-family apartments. The City Center POA is the main commercial area of the City surrounding the major intersections of Broad Street and Washington Street. The Hillwood/Buffalo Park neighborhood consists of a mix of uses, including The Falls Church, single-family townhomes, multi-family apartments, and a motel.





## Existing Conditions



### Overview

This aerial view of the South Washington Street Corridor and vicinity shows the predominantly low-density development and the large amounts of impervious surface throughout the area. The Pearson Square/Tax Analysts complex is clearly visible on the left side of the picture as an isolated mixed-use development. The Falls Church is located on the right side of the picture, just north of the South Washington Street POA boundary. The area of trees at the bottom of the picture just below the POA boundary is in Fairfax County, with the Tinner Hill Road cul-de-sac leading into it.

# South Washington Street Corridor

## Planning Opportunity Area 2

### Route 29/Lee Highway/ South Washington Street Gateway

Facing east at the intersection of South Washington Street and Hillwood Avenue at the gateway into the POA, this picture shows the low density, uninviting atmosphere, and an intersection that is unsafe. This intersection is hard to maneuver for drivers due to the angle of the roads and absence of stoplights, and also lacks pedestrian facilities. The Pearson Square building is visible at the left side of the picture, the pedestrian-oriented design of the building and streetscape contrasts with the surrounding area.



### Tripp's Run

Immediately north of the South Maple Avenue and South Washington Street intersection Tripp's Run flows within an open storm drain structure. The structure is generally unsightly, the safety railing appears unsteady, and graffiti litters the walls. The location of the stream and the building over it presents a unique urban design opportunity that should be taken advantage of to create an inviting gateway into the City.



### Hillwood Avenue & South Washington Street

Facing east at the intersection of South Washington Street and Hillwood Avenue. The site of the future Intermodal Transit Plaza is the area on the right side of the picture, adjacent to the triangularly shaped Yellow Cab building. This area currently lacks adequate pedestrian crossings across South Washington Street and Hillwood Avenue.





# South Washington Street Corridor

## Planning Opportunity Area 2



### East Annandale Road & South Washington Street

Facing north at the intersection of East Annandale Road and South Washington Street low density uses and predominant parking lots can be seen. Basic pedestrian facilities are present in this area, but are permeated by curb cuts. Unaesthetic overhead utilities are present on the west side of East Annandale Road in this location.



### East Annandale Road Southern Gateway

Facing north on East Annandale Road from the border with Fairfax County the entrance to Falls Church is indistinguishable from the nearby neighborhoods in Fairfax County. The sidewalks are narrow, and parking lots in front of buildings are visible. On the right side of the picture in the immediate foreground is a commercial building with a more pedestrian-oriented design, improved sidewalk, with parking in the rear. Galloway United Methodist Church is located behind the stone wall on the left side of the picture, the visibility of which is partially marred by overhead utility lines.



### Hillwood Avenue & East Annandale Road

Facing west on Hillwood Avenue toward the intersection with East Annandale Road a vista toward the Pearson Square and Tax Analysts buildings, past the Yellow Cab building, is visible. In the foreground, narrow sidewalks unbuffered from the road and impervious surface are predominant surrounding low density buildings.



Existing Land Use



# South Washington Street Corridor

## Planning Opportunity Area 2

# Existing Land Use

### Hillwood Avenue & Liberty Avenue

**Facing west on Hillwood Avenue at the intersection with Liberty Avenue.** The wide paved road is lined on both sides by parked cars and trucks belonging to nearby businesses. There are narrow sidewalks and no bicycle facilities even though the road is part of the City bicycle route network. Buildings are set back from the street and sidewalks by large parking lots and overhead utilities are present.



### South Maple Avenue & Tinner Hill Street

**Facing west on South Maple Avenue at the intersection with Tinner Hill Street** the Tax Analysts and Pearson Square buildings and streetscaping on the right side of the picture contrast sharply with the lack of sidewalks, lack of on-street parking, and large areas of impervious surface on the opposite side of the road.



### Tinner Hill Street

**Facing north on Tinner Hill Street** at the intersection of Tinner Hill Street and South Washington Street, the Pearson Square/Tax Analysts complex is visible in the background. Auto-oriented uses, large parking lots, and narrow or non-existent sidewalks make the area hostile to pedestrians. Overhead utility lines make the area feel cluttered. The Tinner Hill Arch and the historic sign are isolated.

